

Cerys Jones

From: Sharon Holman
Sent: 11 March 2016 11:04
To: planning_admin
Subject: P/2015/0790 Boozey field, Gwersyllt - affordable housing

Civ – affordable housing officer response

From: Maureen Lee
Sent: 10 March 2016 13:01
To: Michael Forgrave
Cc: Sharon Holman
Subject: RE: Boozey field, Gwersyllt - affordable housing

Hi Mike,

Thank you for your email yesterday.

I believe Sharon has asked for 10 units at 20% and the possibility that the remaining 4 could be grant funded. This would be acceptable to me except our 3 year SHG programme is fully allocated at present and therefore I cannot guarantee that we could find the funding for the four units in this financial year.

The RSL's could however fund any purchase with private finance and claim the SHG in a later financial year. I would be happy to do that if they were willing to fund up front.

I could also transfer funds from any schemes which are allocated funding for this year but who fail to draw down their funding for any reason.

There is no guarantee that this would happen and we would also have the issue of Welsh Government DQR size standards which would need to be met for any grant funded units. Both Grwp Cynefin and Wales and West have expressed an interest in the scheme and it may be better to speak with them direct to see if they are interested in any of the options above. We could then arrange for 4 of the units to be at DQR.

WCBC may also be interested in purchasing some of the units but we would need to know the affordable prices so that we can calculate the viability. We are now able to fund with Housing Finance Grant which is similar to SHG but we borrow the full amount and Welsh Government assist with re-payments.

The current waiting lists for social / intermediate and low cost purchase housing for that area are high.

Beds	Applicants
Colliery Rd	332 Total
1	209
2	94
3	26
4	3
Rhosdu	536 Total
1	320
2	154
3	56
4	5

On the Affordable Housing Register there are 50 applicants within the Wrexham Central area who are potential applicants for low cost purchase. I feel if we start the sales process early enough, we should have no problem in selling the affordable units.

We are also now on 'Rightmove' and we hope that this will boost sales of affordable housing.

If you are happy to provide all 14 units then I will make some more enquiries into the above options and give you a more definite proposal.

Kind regards

Mo

From: Michael Forgrave [<mailto:michael.forgrave@gowerhomes.co.uk>]

Sent: 09 March 2016 14:43

To: Maureen Lee

Cc: Sharon Holman; 'Justin Paul'

Subject: FW: Boozey field, Gwersyllt - affordable housing

Hello Maureen,

During the meeting i had with Sharon Holman and David Williams on 16th February Sharon mentioned to me a counter proposal to my proposal below that had been discussed between yourself and Sharon which seemed workable.

Could you confirm this proposal to me please.

Mike.

Michael Forgrave Managing director

michael.forgrave@gowerhomes.co.uk

Tel: 01978 291 364

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From: Michael Forgrave [<mailto:michael.forgrave@gowerhomes.co.uk>]

Sent: 15 February 2016 16:08

To: 'Maureen Lee' <Maureen.Lee@wrexham.gov.uk>

Cc: 'Sharon Holman' <Sharon.Holman@wrexham.gov.uk>; 'Justin Paul' <Justin@j10planning.com>

Subject: RE: Boozey field, Gwersyllt - affordable housing

Hello Maureen,

Thank you for your email.

I understand the argument that the site has to be deliverable and economically viable to be brought forward – boozey field is. However I am aware that an out of settlement greenfield site has recently been granted planning permission with just 10% affordable housing; Ruabon Park, Ruabon p/2014/0021, 319 houses with just 10% affordable, granted in October 2015.

None of the other planning gain contributions have fallen off the table yet; ecology is still requesting a contribution, schools are still requesting a contribution, highways are still requesting numerous off site works (only 1 of the 6 additional works is not now required), off site drainage work (ditch dredging) is still being required.

I appreciate that you would prefer the 10No houses with 20% DMV but I would prefer 15% which your department have previously agreed with Bloor at Gatewen. I'm very familiar with the Bloor site and I think that their units stuck not because the 15% was the problem but that they were slightly overpriced – they were 5k dearer than our sidings 2 bed units and in a less desirable location. Our sidings 2 and 3 bedders would have sold just as quickly whether 15% or 20% DMV. I was somewhat disappointed after agreeing 20% at the sidings to then discover that Bloor had agreed with 15%DMV with the housing department. I am very confident that sensibly priced 2 bed units at 15% DMV will sell very quickly at Boozey Field. I think our 3 bed units would sell well too, I would not be proposing 1 bed units, however it will be interesting to see where Grwp Cynefin thinks the demand will be.

You will recall that we were the beneficiaries of SHG monies at Greenbank Court, Wrexham (upper gas works site) where we sold 6No units to Wales and West HA which were S106 affordable houses, and on two of our recent sites that did not require affordable houses, Westminster Rise, Summerhill (2013) and our Acrefair site (2015/16) we have sold houses to GCHA with WAG monies (but not SHG) at ACG cost guidelines prices. I do not mind what category of funding would be made available for these 4No houses, that would be up to you and the RSL's as long as the purchase price would be along your ACG cost guidelines. I would think that these 4No units would be of interest to the RSLs.

Alternatively I would be happy to offer 8No units at 20%DMV, plus 6No grant funded units (at ACG cost guidelines).

My proposal does provide for 25% affordable houses (well 24.56%), no differently than is being delivered in the borough presently, which I trust is acceptable and I look forward to hearing from you in due course.

Kind Regards,

Mike.

Michael Forgrave Managing director

michael.forgrave@gowerhomes.co.uk

Tel: 01978 291 364

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From: Maureen Lee [<mailto:Maureen.Lee@wrexham.gov.uk>]

Sent: 12 February 2016 17:31

To: Michael Forgrave <michael.forgrave@gowerhomes.co.uk>

Subject: RE: Boozey field, Gwersyllt - affordable housing

Hi Mike,

Thank you for your email. Yes, I've had a great holiday thanks.

I am currently working with Planning and our Surveyor to determine the affordable housing provision.

In order for a greenfield site to contribute towards the 5 year housing land supply, it must be free, or readily freed, from planning, physical and ownership constraints, and be economically feasible for development. Planning have informed me that some of the contributions you may have been required to pay initially may not now be required or not be as high as initially thought.

I have a meeting with all the RSL's next Tuesday and would like to get their expressions of interest on purchasing affordable units on this site. This would be at the discounted or agreed price. They are able to purchase with private finance but I don't think they are able to use Grant money to purchase Section 106 properties, but I will check that one out. We are also able to purchase any properties that do not sell affordably.

I would prefer the discount on the 10 units to be no less than 20% as we have already experienced affordable units at a 15% discount on another site. This did not work due to the discount not being much different to the open market price and we ended up returning most of the properties in lieu of commuted sums.

I have asked Grwp Cynefin, who manage our Affordable Housing Register to provide me with the figures for the demand for that area and the surrounding areas which will also assist me with the amount of 2, 3 or 4 bed properties required.

I will contact you again once I have met with the RSL's.

Many thanks

Kind Regards

Mo

From: Michael Forgrave [<mailto:michael.forgrove@gowerhomes.co.uk>]

Sent: 08 February 2016 18:16

To: Maureen Lee

Cc: 'Justin Paul'; Sharon Holman

Subject: RE: Boozey field, Gwersyllt - affordable housing

Hello Maureen,

I trust that you had a lovely break.

I am happy for the council to buy some of the affordable units but the way you described this previously was similar (values) to the discounted market value units, so we could sell you some of these. With regards to the grant funding it would not have to be just social housing grant monies, the Housing Associations over the last couple of years have a myriad of different funding streams with which to purchase affordable housing, and I understand that they will have the ability to purchase similar numbers over the next few years.

To further fine tune my proposal to you of 23/12/15 I would suggest that we offer the following;

10 No affordable houses at a 15% discount from market value, with the delivery mechanism exactly as the sidings (ie first option to those in the local ward, next option to the neighbouring wards, then the whole of Wrexham) so as to safeguard local people having first option. Alternatively the council could purchase some of these units.

4 No affordable houses offered to the Housing Associations for purchase with a social housing grant or any other funding options that the HA's have made available at the time, along WAG ACG cost guidelines. I would suggest that

once site timescales are more clear (ie planning permission), we give the HA's a 12 month window to organise their funding and if they decide not to take up the option then these 4 units revert to market value houses.

These 14 affordable houses represent 24.56% of the total number of houses on the site. 25% affordable houses for the site equate to 14.25 No houses.

On our sidings site our affordable 2 and 3 bed terraced/semi detached units were extremely popular I would propose that these same types be offered at boozey field.

I trust that this proposal meets with your approval.

Mike.

Michael Forgrave Managing director

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Tel: 01978 291 364

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From: Maureen Lee [<mailto:Maureen.Lee@wrexham.gov.uk>]

Sent: 08 February 2016 11:30

To: Justin Paul <Justin@j10planning.com>

Cc: Michael Forgrave <michael.forgrave@gowerhomes.co.uk>

Subject: RE: Boozey - affordable housing

Dear Justin

Apologies for the late reply, I have only just returned from 2 weeks annual leave.

I am currently working with the Planning Officer and Surveyor with regards to the financial contributions and proposed provision of affordable units. I am also looking into the possibility of Grant Funding and Council Purchase of some of the affordable properties if viable.

Could you in the mean-time provide me with the estimated house prices for the 2, 3 and 4 bed homes.

Many thanks

Kind regards

Maureen.

From: Justin Paul [<mailto:Justin@j10planning.com>]

Sent: 15 January 2016 08:20

To: Maureen Lee

Cc: Michael Forgrave

Subject: Boozey - affordable housing

Hi Maureen

Happy New Year

Michael sent you the attached email just before the break and I wonder if you could kindly confirm what your preferred position might be please

Many thanks

Justin

Justin Paul BA BTP MRTPI

MANAGING PARTNER

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